

FIRST AMENDMENT TO APPLICATION BY MARION M. WATERS, LEILA C. WATERS AND
ARLETT J. WATERS TO BOSTON REDEVELOPMENT AUTHORITY DATED AUGUST 27, 1974

The above captioned Application for Authorization and Approval of a Project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts, is hereby amended as follows:

Paragraph 2 of Exhibit B to the Application is amended by deleting said paragraph 2 and substituting therefor the following:

2. Construction: The Corporation shall cause the Project to be constructed in a good and workmanlike manner employing materials of good quality and so as to conform to this Application, zoning, health and fire laws, codes, ordinances and regulations in effect in Boston.

Permission is requested to deviate from the requirements of the state building code adopted pursuant to Chapter 23B Section 16 et seq. of the General Laws of the Commonwealth of Massachusetts as follows:

REQUIRED

1. Section 217.2, Table 2-5. Type 3-B Construction requires 2 hr. non-combustible construction of fire enclosure of exitways and stairways.
2. Section 503.2. All habitable rooms shall have windows with glass area of not less than one-tenth (1/10) of the floor area served.
3. Section 503.41. In Use Group L-2, interior stairs are required to have 10 s.f. of window for each story.

PROVIDED

1. Fire enclosure of exitways and stairways are 2 hr. rated wood stud construction.
2. At Basement level, the Kitchen/Dining space of the 4 Bedroom Duplex unit and the Laundry Room have less than the required area. All other habitable rooms have adequate window area.
3. Main Public Stairway has glass doors on the Ground Floor facing the street and a skylight and vent through the roof.

REQUIRED

4. Section 603.4. In use Group L-2 there shall be at least one primary entrance accessible to and usable by the handicapped.
5. Section 611.1. and Section 611.4
Exitway wall construction shall be as described in Table 2-5. (see item #1, above)
6. Section 616.21. Width of exitway stairs shall be 42" minimum
7. Section 616.62. Apartment entry/exit doors shall swing into stairway or in direction of exitway travel.
8. Section 616.9. Non-combustible construction is required for interior public stairway.
9. Section 621.1. Fire escapes shall be permitted only by special order of the building official.
10. Section 718.0. Structure to be designed to withstand earthquake loads.
11. Section 816.2. Mortar for masonry shall meet strength and durability as specified in the State Building Code.
12. Section 835.1. All masonry construction shall comply with the provisions of this article governing quality of material and manner of construction.
13. Section 1206.11.
Table 12-1. All buildings, over three (3) stories in height shall require standpipes.

EXISTING

4. Building has existing steps for entering building. No ramps or elevators provided.
5. Fire enclosure of exitways are 2 hr. rated wood stud construction.
6. Existing interior public Stairway is approximately 32" wide. The rear enclosed metal fire escape is 24" wide.
7. Apartment entry/exit doors swing into units.
8. Existing interior public stairway is constructed of wood.
9. Existing rear, enclosed metal fire escape is to be used as second means of egress.
10. Existing building is not designed for earthquake loads.
11. Existing Mortar does not meet current standards for strength.
12. Existing masonry work may not meet all the current standards for quality of materials and manner of construction.
13. No standpipes provided.
1 - 6 lb. Multi-purpose fire-extinguisher is provided in each apartment.

REQUIRED

14. Section 906.3. Parapets shall be provided on all exterior walls of buildings of construction types 3A, 3B, 3C that have roof construction of combustible materials, shall be at least two (2) feet high.

PROVIDED

14. Existing building does not have parapets on two sides.

Executed this 24th day of May, 1975.

Marion M. Waters
Marion M. Waters

Leila C. Waters
Leila C. Waters

Arnett L. Waters
Arnett L. Waters

MEMORANDUM

June 12, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56
FIRST AMENDMENT TO 121A APPLICATION OF WATERS & CO., INC.
144 WORCESTER STREET

On December 5, 1974, the Authority approved the 121A Application of Waters & Co., Inc. The Applicants sought consent for the formation of a corporation which entity would rehabilitate eight (8) units of residential housing at 144 Worcester Street in the South End. The Project is to be financed through the Massachusetts Housing Finance Agency.

The Application dated August 27, 1974, did not request any deviations from the then existing Boston Building Code. However, as the Building Permits were not issued in 1974, the Project must now comply with the new State Building Code from which the Applicants are now, through an Amendment to their original Application, seeking deviations. There is attached hereto the proposed First Amendment to the Application of Waters & Co., Inc., which Amendment lists the deviations requested.

It is therefore recommended that the Authority approve the First Amendment to the Application of Waters & Co., Inc.

An appropriate Vote follows:

VOTED: That having considered the Application by Marion M. Waters, Leila C. Waters, and Arnette L. Waters, (Waters & Co., Inc.) dated and filed with the Authority on May 8, 1975, it is hereby determined that said Application does not present a fundamental change from the original Application dated August 27, 1974 and is therefore approved, and the Report and Decision approved by the Authority on December 5, 1974, is amended by adding an Exhibit "B-1" which includes a list of deviations requested from the State Building Code.

